

**Harrington Park
PLANNING BOARD MINUTES
Wednesday, March 9, 2016**

The meeting was brought to order by Vice Chair Ardito at 8:03pm

Roll Call	PRESENT	ABSENT
CAPAZZI		X
ARDITO	X	
MAYOR HOELSCHER	X	
SEYMOUR-JONES	X	
McLAUGHLIN	X	
LEE		X
WALDRON	X	
NAPOLITANO	X	
BARRAGATO	X	

Also Present: Jennifer Knarich, Legal Counsel
Florence Savoye, Board Clerk
Michael Hakim, Planner

MINUTES Tabled: February 9, 2016

INVOICE APPROVED: Price Meese, Shulman & D'Arminio, PC: January 2016 \$625.58

	Move	Second	YES	NO	Abstain
CAPAZZI					
ARDITO			X		
MAYOR HOELSCHER			X		
SEYMOUR-JONES					
McLAUGHLIN			X		
LEE					
WALDRON			X		
NAPOLITANO	X		X		
BARRAGATO		X	X		

Public Hearing of Fair Share Plan and Housing Element for adoption.

In accordance with the requirements of the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq., and the Zoning Ordinance of the Borough of Harrington Park, the Borough of Harrington Park Planning Board has scheduled a public hearing to be conducted at its meeting tonight, Wednesday, March 9, 2016 at 8:00 P.M. in the Council Chambers of the Harrington Park Borough Hall, 85 Harriot Avenue, Harrington Park, New Jersey.

This public hearing is for the purpose of review and action on the Borough's Fair Share Plan and Housing Element dated March 9, 2016, prepared by

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Michael Hakim, LLA, RLA, PP, ASLA, of Hakim Associates. This hearing follows the Board's action on February 9, 2016 to move this matter to public hearing as required by law. The Board reserves the right to schedule additional hearing dates as may be determined necessary for the purpose of continued review of this matter.

The proposed Fair Share Plan and Housing Element has been on file ten (10) days prior to the date of this hearing at the office of the Secretary of the Harrington

Park Planning Board located in the Borough Hall (also in the same office as the Borough Clerk), 85 Harriot Avenue, Harrington Park and has been available for public inspection Monday-Friday between the hours of 8:30 a.m. and 4:30 p.m. Any interested party may participate in accordance with the rules of the Planning Board and governing law.

Mr. Hakim:

The Housing Element (HE) has not changed due to the fact that Harrington Park (HP) is a town with no land available for development. The HE documents the facts regarding HP.

Small change: page 1 change February to March.

Fair Share Plan (FSP) had no revisions except: page 16 last paragraph "difference between credits and whatever the obligation is determined"

The FSP explains the history of HP and NJ affordable housing efforts. Harrington Park was awarded a Vacant Land Adjustment during a builder's remedy lawsuit in 2000. This Vacant Land Adjustment should still be active as the town has made considerable efforts to attract and build affordable housing units. Multiple affordable housing decisions have been rejected or invalidated by the courts, and the current rules are still sketchy due to a lack of ability to enforce through COAH. Now it is up to the courts. Municipalities are now being asked to come up with their own affordable housing plans and how to fulfill them.

The Fair Share Housing Center (FSHC) projections were analyzed by two separate consultants hired by the FSHC. Our own projections are based on historical and current conditions and calculations for an assignment of 89 affordable housing units. While we may end up with a larger number assigned, we have been forthcoming about all possible solutions within our town, and proactively fulfilling our obligations.

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The Borough Engineer also did a calculation and came up with the same number, and agrees the Vacant Land Adjustment should still stand.

The properties discussed and considered for affordable housing redevelopment are the old school house on the paper street, the industrial zone, and a South Avenue building near DPW, the building near the cell tower. The projected number of possible affordable housing units at these locations can only be 20% of the total. In the section near the Rockland Electric site there is an old three story house across from the recycling area. In the B-1 Business Zone, from Schralenburgh Road to the railroad tracks there are a few possibilities for special needs housing. The auto repair garage for example. The town has changed the zoning of this area to allow affordable housing on all floors. In the B-2 Business Zone, where the stores are, we have market rate housing on the second floors. The ratio of affordable units in this area could be greater, possibly 25%, or approximately ten units.

The water company site now has a potential re-developer interested. The town would like to make 24 affordable units a part of the negotiations. Approximately half of them to be onsite and the other half could be used to build some special needs housing, which would be a great benefit to the community. Many families with special needs adult children could benefit.

Regarding the bonus credits mentioned on page 16, they may or may not still be valid. If all of the ideas presented were to come to fruition, HP could possibly have 58 affordable housing units. The income distribution regulations require 50 % of the units be for low income families, with 7 out of those for very low income housing.

The spending plan will have to be adjusted when we have a final assignment. The town would be responsible for affirmative marketing, within the four counties of Bergen, Passaic, Hudson and Sussex.

At 8:30pm Mr. Ardito requested questions and comments from the Planning Board. The mayor asked about the 2025 date, and Mr. Hakim indicated HP would probably be protected until then, based on the current understanding.

8:33pm Mr. Barragato motioned and Mr. McLaughlin seconded to open the meeting to public comments. No public was present, so Mr. Napolitano motioned

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and Mr. McLaughlin seconded the meeting be closed to the public. A vote was taken to adopt the FSP and HE with minimal changes.

FSP AND HE ADOPTED w/minimal changes

	Move	Second	YES	NO	Abstain
CAPAZZI					
ARDITO			X		
MAYOR HOELSCHER			X		
SEYMOUR-JONES					
McLAUGHLIN			X		
LEE					
WALDRON					X
NAPOLITANO	X		X		
BARRAGATO		X	X		

Mayor Hoelscher thanked Mr. Hakim for all his work on behalf of the Planning Board and the town. The Special Master has asked for proof of the Vacant Land Adjustment. Ms. Jennifer Knarich was able to find a prior round status for HP in the COAH handbook. Trenton has been given a docket number to search for Judge Harris' judgement there.

The HP Borough attorney will meet with Judge Toskas before March 30, 2016 to request another extension for the town's protection until the matter is resolved.

OLD BUSINESS

Master Plan Discussion regarding O & R land to be led by Mr. Hakim

Last fall's master plan recognized the various types of land in the O & R Zone, and that only 9.2 acres are available for redevelopment. There are not many commercially viable uses for the land that are financially feasible, meet environmental standards, and benefit the community. The Master Plan now includes the following uses acceptable: Assisted living, independent age restricted (senior) living, memory care, and affordable housing. Any agreement with a developer must meet two criteria: they must provide their fair share of affordable housing units, and respect the high environmental standards.

The current company interested in this site has Bergen Swan and Riverkeeper in agreement and DEP almost on board. It is a long process to get all the different agencies requirements in addition to the Harrington Park requirements. It is likely

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they will submit an application to the Planning Board soon. They are also setting up a meeting with the Environmental Commission. Therefore, we need to get the zoning done.

Mr. Hakim asked that the Master Plan be put on the April 12, 2016 agenda so that it can be quickly sent to Mayor and Council for a first reading, starting the process.

Carried to April Meeting:

Revision of Zoning Code 350-42B requested by Board of Adjustment

ADJOURNED 9:05PM

	Move	Second	YES	NO	Abstain
CAPAZZI					
ARDITO			X		
MAYOR HOELSCHER		X	X		
SEYMOUR-JONES					
McLAUGHLIN	X		X		
LEE					
WALDRON			X		
NAPOLITANO	X		X		
BARRAGATO			X		

**NEXT SCHEDULED PLANNING BOARD MEETING:
Tuesday, April 12, 2016**